

## UNITED STATES BANKRUPTCY COURT

EASTERN District of MICHIGAN

In re LARRY M HEATH  
DebtorCase No. 1451033

Chapter 13

**Notice of Mortgage Payment Change**

If you file a claim secured by a security interest in the debtor's principal residence provided for under the debtor's plan pursuant to § 1322(b)(5), you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

Name of creditor: PNC Bank, National AssociationCourt claim no. (if known): 14Last four digits of any number  
you use to identify the debtor's  
account:0 8 4 5Date of payment change: 04/01/15  
Must be at least 21 days after date of  
this noticeNew total payment: \$ 581.94  
Principal, interest, and escrow, if any**Part 1: Escrow Account Payment Adjustment**

Will there be a change in the debtor's escrow account payment?

☐

No

☒

Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why:

Current escrow payment: \$ 729.68New escrow payment: \$ 351.41**Part 2: Mortgage Payment Adjustment**

Will the debtor's principal and interest payment change based on an adjustment to the interest rate in the debtor's variable-rate note?

☒

No

☐

Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why: \_\_\_\_\_

Current interest rate: \_\_\_\_\_ %

New interest rate: \_\_\_\_\_ %

Current principal and interest payment: \$ \_\_\_\_\_

New principal and interest payment: \$ \_\_\_\_\_

**Part 3: Other Payment Change**

Will there be a change in the debtor's mortgage payment for a reason not listed above?

☒

No

☐

Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement. (Court approval may be required before the payment change can take effect.)

Reason for change: \_\_\_\_\_

Current mortgage payment: \$ \_\_\_\_\_

New mortgage payment: \$ \_\_\_\_\_

**Part 4: Sign Here**

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number if different from the notice address listed on the proof of claim to which this Supplement applies.

Check the appropriate box.

☒ I am the creditor. ☐ I am the creditor's authorized agent.  
(Attach copy of power of attorney, if any.)

I declare under penalty of perjury that the information provided in this Notice is true and correct to the best of my knowledge, information, and reasonable belief.

x Vicki Pringle  
Signature

Date 2, 27, 2015

Print: VICKI PRINGLE  
First Name Middle Name Last Name

Title Default Support Specialist

Company PNC Mortgage, a division of PNC Bank, NA

Address 3232 Newmark Drive  
Number Street  
Miamisburg OH 45342  
City State ZIP Code

Contact phone (866) 754 - 0659

Email \_\_\_\_\_



P.O. Box 1820  
Dayton, Ohio 45401-1820  
Website: pnc.com/homehq  
Customer Service 1-800-822-5626

**ESCROW ACCOUNT  
DISCLOSURE STATEMENT**  
LOAN NUMBER: 0845  
DATE: February 9, 2015

0-749-12400-0000484-001-000-100-000-000

LARRY M HEATH  
1211 E GUTHRIE AVE  
MADISON HTS MI 48071-4148

| CURRENT MONTHLY MORTGAGE PAYMENT |        | NEW PAYMENT INFORMATION    |          |
|----------------------------------|--------|----------------------------|----------|
| Principal & Interest             | 230.53 | Principal & Interest       | 230.53   |
| Escrow                           | 137.15 | Escrow                     | 205.87   |
| Prorated Escrow Shortage         | 592.53 | Prorated Escrow Shortage   | 145.54   |
| Total Payment                    | 960.21 | Total Payment              | 581.94   |
|                                  |        | New Payment Effective Date | 04/01/15 |

#### COMING YEAR ESCROW PROJECTION

This statement provides a detailed summary of activity related to your escrow account. PNC Mortgage maintains your escrow account to pay such items as property taxes, insurance premiums, and mortgage insurance.

This section lists a 12-month running escrow balance to determine the appropriate target balance and to determine if a shortage or surplus exists. This is a projection of the anticipated activity in your escrow account for the coming 12 months.

| ANTICIPATED ESCROW DISBURSEMENT  |             | PAYMENTS TO ESCROW   |        | PAYMENTS FROM ESCROW |          | CUR BAL PROJECTION | REQ BAL PROJECTION |
|--|-------------|--|--------|----------------------|----------|--------------------|--------------------|
|  |             | MONTH  |        | DESCRIPTION          |          |                    |                    |
| CITY TAX   | \$1,702.79  |  |        | BEGINNING BALANCE    |          | -1,757.19          | 1,033.76           |
| HAZARD INS   | \$767.68    | April  | 205.87 |                      |          | -1,551.32          | 1,239.63           |
|  |             | May  | 205.87 |                      |          | -1,345.45          | 1,445.50           |
|  |             | June   | 205.87 |                      |          | -1,139.58          | 1,651.37           |
|  |             | July   | 205.87 |                      |          | -933.71            | 1,857.24           |
|  |             | August   | 205.87 | CITY TAX             | 1,501.30 | -2,229.14          | 561.81             |
|  |             | September  | 205.87 |                      |          | -2,023.27          | 767.68             |
|  |             | October  | 205.87 |                      |          | -1,817.40          | 973.55             |
| TOTAL DISBURSEMENTS  | \$2,470.47  | November   | 205.87 | HAZARD INS           | 767.68   | -2,379.21          | 411.74             |
| DIVIDED BY 12 MONTHS   |             | December   | 205.87 | CITY TAX             | 201.49   | -2,374.83          | 416.12             |
| MONTHLY ESCROW DEPOSIT   | \$205.87    | January  | 205.87 |                      |          | -2,168.96          | 621.99             |
|  |             | February   | 205.87 |                      |          | -1,963.09          | 827.86             |
|  |             | March  | 205.87 |                      |          | -1,757.22          | 1,033.73           |
| CALCULATION OF ESCROW ADJUSTMENT   |             |  |        |                      |          |                    |                    |
| BEGINNING PROJECTED BALANCE  | -\$1,757.19 | * The projected escrow balance at the low point.                                   |        |                      |          |                    |                    |
| BEGINNING REQUIRED BALANCE   | \$1,033.76  | ** The lowest balance the escrow account should attain during the projected period |        |                      |          |                    |                    |
| ESCROW SHORTAGE  | \$1,746.47  | MORE INFORMATION ON REVERSE SIDE   |        |                      |          |                    |                    |
| The required minimum balance allowed by federal law (RESPA) is two times your monthly escrow payment (excluding MIP/PMI), unless your mortgage document or state law specifies a lower amount. |             |  |        |                      |          |                    |                    |

#### IMPORTANT MESSAGES

Make your check, money order or cashier's check payable to PNC Mortgage. All Payments must be funds from a U.S. Bank Account and are subject to PNC's acceptance. Do NOT send cash by mail.

We understand that you have filed for bankruptcy and have not yet received a discharge. None of the information requested in this statement will be used for the collection of any debts or for purposes prohibited by the Bankruptcy Code or other applicable Federal or state law.

#### INTERNET REPRINT ESCROW SHORTAGE COUPON

Customer Name: LARRY M HEATH

PNC MORTGAGE  
PO BOX 6534  
CAROL STREAM IL 60197-6534

Account Number: 0845 Shortage Amount: \$1,746.47

If you wish to pay the shortage amount in full, please mail a check for the shortage amount, along with this coupon, in the envelope provided. When paying your escrow shortage, please do not make your payment via electronic on-line banking, as it will not be applied directly to escrow. Payment should be remitted no later than 15 business days after receipt of this notification. Your new monthly mortgage payment will be reduced to \$436.40 once you pay the shortage amount. In order to avoid a delay in the processing of your payment, please DO NOT include your mortgage payment with the shortage payment.

# **ESCROW ACCOUNT DISCLOSURE STATEMENT**

LOAN NUMBER: 0845

DATE: February 9, 2015

Your projected escrow balance as of 03/31/15 is -\$1,757.19. Your required beginning escrow balance, according to this analysis, should be \$1,033.76. This means you have a shortage of \$1,746.47. We have divided the shortage interest-free, over 12 months. If you choose to pay the shortage in full, then your new monthly mortgage payment will be reduced to \$436.40.

Once during this analysis period, your required escrow balance should be reduced to a target balance of \$411.74, as it does in November. Under Federal law, your target balance should not exceed an amount equal to two months of escrow payments for taxes and insurance, unless your mortgage document or state law specifies a lower amount.

## **Projected Activity from the Previous Analysis**

This is a projection of the activity for your escrow account from the Previous Analysis. This projection was based on the disbursements anticipated to be made from your escrow account. Compare this projection to the actual escrow activity in the Account History (summarized below).

The escrow payment in this projection may not equal the escrow payment in the Account History if an adjustment was made to collect a shortage or refund a surplus.

Adjustments to the payment and differences between the anticipated and actual disbursements may prevent the actual balance from reaching the projected low escrow balance.

| Date  | Description       | Payments | Disbursements | Balance   |
|-------|-------------------|----------|---------------|-----------|
|       | BEGINNING BALANCE |          |               | 1,599.00  |
| 08/14 | CITY TAX          | 137.15   | 1,461.85      | 274.30 ** |
| 09/14 |                   | 137.15   |               | 411.45    |
| 10/14 |                   | 137.15   |               | 548.60    |
| 11/14 |                   | 137.15   |               | 685.75    |
| 12/14 | CITY TAX          | 137.15   | 183.92        | 638.98    |
| 01/15 |                   | 137.15   |               | 776.13    |
| 02/15 |                   | 137.15   |               | 913.28    |
| 03/15 |                   | 137.15   |               | 1,050.43  |
| 04/15 |                   | 137.15   |               | 1,187.58  |
| 05/15 |                   | 137.15   |               | 1,324.73  |
| 06/15 |                   | 137.15   |               | 1,461.88  |
| 07/15 |                   | 137.15   |               | 1,599.03  |
| TOTAL |                   | 1,645.80 | 1,645.77      |           |

## **Account History**

This is a statement of actual escrow account activity from August 2014 through March 2015. Compare it to the Projected Activity from the Previous Analysis which appears above the Account History.

Your total mortgage payment during the past year was \$960.21 of which \$230.53 was your Principal and Interest payment and \$137.15 was your escrow payment.

| Date  | Description       | Payments   | Disbursements | Balance   |
|-------|-------------------|------------|---------------|-----------|
|       | BEGINNING BALANCE |            |               | -4,164.72 |
| 08/14 | CITY TAX          |            | 1,501.30 *    | -5,666.02 |
| 08/14 | HAZARD INS        |            | 240.92 *      | -5,906.94 |
| 09/14 | MISC ESCROW       |            | 697.52 *      | -6,604.46 |
| 11/14 | HAZARD INS        |            | 767.68 *      | -7,372.14 |
| 12/14 | CITY TAX          |            | 201.49 *      | -7,573.63 |
| 02/15 |                   | 5,679.29 e |               | -1,894.34 |
| 03/15 |                   | 137.15 e   |               | -1,757.19 |
| TOTAL |                   | 5,816.44   | 3,408.91      |           |

\* Indicates a difference from projected activity either in the amount or the date.

\*\* Required minimum escrow balance.

"e" Indicates estimates for future payments or disbursements.

If you have any questions about this analysis statement, please visit us at [pnc.com/homeeq](http://pnc.com/homeeq) to send us an email, write to us at PNC Mortgage Attention: Customer Service Research; B6-YM07-01-7, PO Box 1820; Dayton, OH 45401 or call our Customer Service Department toll free number 1-800-822-5626.

**CERTIFICATE OF SERVICE**

**I HEREBY CERTIFY** that on this Friday, February 27, 2015, a copy of the foregoing Notice of Mortgage Payment Change has been served upon the following parties in interest, via either electronic mail or first class mail postage prepaid:

*Trustee*  
***Tammy L. Terry***  
***Buhl Building***  
***535 Griswold***  
***Suite 2100***  
***Detroit, MI 48226***

**Kurt A. OKeefe**  
**1593 Torrey Road**  
**Grosse Pointe Woods, MI 48236**

**Larry Heath**  
**1211 East Guthrie**  
**Madison Heights, MI 48071**

/s/ Vicki A Pringle Bankruptcy Specialist  
PNC Mortgage  
3232 Newmark Dr  
Miamisburg OH 45342  
(866) 754-0659  
Fax: (937) 910-4905